

## Boughton Monchelsea (The Green) Conservation Area Appraisal



### Maidstone Borough Council Adopted 26th March 2008

#### **UPDATE 2020 - PLEASE NOTE:**

- The Green Conservation Area boundary was extended on 24 February 2020.
- The Conservation Area Appraisal, Management Plan and appendices maps have not been yet been updated to reflect the new boundary.
- Please see [Maidstone Conservation Areas webpage](#) for up to date boundary map.

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# **BOUGHTON MONCHELSEA (THE GREEN) CONSERVATION AREA APPRAISAL**

## **1. Introduction**

### The Definition, Purpose and Effect of Conservation Areas

The concept of conservation areas was first brought into being by the Civic Amenities Act of 1967, but the relevant legislation now is the Planning ( Listed Buildings and Conservation Areas ) Act of 1990. This act places a duty of local authorities to designate conservation areas where appropriate and defines a conservation area as "an area of architectural or historic interest the character and appearance of which it is desirable to preserve or enhance".

Designation as a conservation area brings additional powers to the local authority. Briefly these include the control of demolition of unlisted buildings, more restricted permitted development rights for single dwelling houses and a notification system relating to works to trees not covered by a tree preservation order.

In addition to these enhanced powers, the local authority is also required when dealing with applications for planning permission to have special regard to the question of whether or not the proposed development would either preserve or enhance the special character of the conservation area. There is a presumption that developments which would not preserve or enhance this special character should be refused planning permission.

### The Purpose of the Appraisal

The Planning ( Listed Buildings and Conservation Areas ) Act 1990 requires local authorities to review their conservation areas from time to time in order to consider the possibility of revising their extent and to identify changes and pressures which may affect the original reasons for their designation. In order that informed decisions can be made on planning applications it is important to identify the special character of conservation areas which it is sought to preserve or enhance.

The most appropriate form for fulfilling these requirements is the production of a conservation area appraisal for each individual conservation area. English Heritage published an advisory booklet on the form which conservation area appraisals should take in February 2006, and this current appraisal has been prepared in accordance with these guidelines. It is intended to identify the key elements which combine to produce the special historic and architectural character of the conservation area, to analyse how they interact and impact upon one another and to explain how the area has developed into its current form. It will also seek to identify pressures and developments which threaten the special character of the conservation area and sites and features which detract from its character and appearance.

The clear understanding of the conservation area's qualities which the appraisal will produce will provide suggestions for future policies and improvements as well as providing a framework against which decisions on individual planning proposals may be assessed. These will be further elaborated in the future in a separate Conservation Area Management Plan.

### History of Designation

The Boughton Green Conservation Area was first designated by the Kent County Council on 3<sup>rd</sup> July, 1970. The area was again surveyed by the

Maidstone Borough Council, 19<sup>th</sup> October, 1977, with subsequent amendments made to the earlier area.( see Map No.1 appended )

There were no individual designation reports for the conservation area, so the precise reasons for its designation are unrecorded. However, in 1989 the Boughton Monchelsea Parish Council produced a report entitled Boughton Monchelsea Explored 1989 which was based upon an appraisal of all the three main settlements within the Parish of Boughton Monchelsea, namely, Boughton Green, Boughton Quarries and the ribbon development along nearby roads. At that time the Quarries and Boughton Green were already designated conservation areas. The survey and research work that led to the production of that report was organised and prepared by a village appraisal committee assisted by local residents and representatives of Maidstone Borough Council and the Kent Voluntary Services Council. That report has been extremely useful in the preparation of this current appraisal of Boughton Green, particularly because of the detailed way it describes the historical growth and development of the whole village area and the local and regional setting.

### Location and Topography

Boughton Green is historically an area surrounded by woodland – see Map No.2 - an extract of the topographical map of the County of Kent 1769 appended. A more precise illustration is Map No.3 showing the inter-connecting road system linking Boughton Green and Boughton Monchelsea together.

To put the setting into a scaled perspective Map No.4 – which is an extract of an Ordnance Survey Map – shows the built form of the area around Boughton Green, particularly along Church Lane leading out of the Green to the South more clearly. Development beyond the Green to the West towards 'Haste Hill' and to the East along Green Lane which eventually connects Boughton Green to Cock Street, another settlement area 1 kilometre to the South-East, is less intensive. The main area of development is directly towards the South-East to the East of Church Lane and to the South of Green Lane. This area is not of any historic value and comprises, in the main, a modern housing estate behind the linear form of housing along Church Lane on its East side more or less up to the junction of Church Lane and Heath road, the B2163.

The overall village area lies approximately 4½ kilometres South of Maidstone and is the largest settlement of development in the Parish of Boughton Monchelsea, a Parish comprising some 2000 acres lying on the Ragstone Ridge and overlooking the Weald. To the West is Linton Parish and Loose Parish and to the North lie Maidstone and Langley. On the East it is bordered by Chart Sutton and to the South by Staplehurst and Marden. The parish is bisected East-West by the B.2163 which in the 18<sup>th</sup> Century led to the army camp stretching along the Heath Road from Coxheath, with its headquarters at Linton Park – the very straight course of this road is the direct result of work by the military engineers and it is possible that the straightness of Church Street is also their work. The B.2163 joins the M20 at Leeds and the A229 at Linton crossroads. The nearest mainline railway stations are at Maidstone, Staplehurst and Marden.

The development of the settlement areas within the parish has covered many centuries. This time scale has led to a wide variety of architectural styles of buildings throughout the area and particularly within the Boughton Green area. In the main, most of the medieval half-timbered dwellings in the Parish are in the more rural areas away from the Green. A mixture of styles can be seen within the Green conservation area including Georgian stone-faced houses, Victorian Cottages and refaced buildings of all three periods, plus later 20<sup>th</sup> Century infill buildings.

Out of a total of 65 Listed Buildings in the overall parish, seven fall within the Boughton Green Conservation Area.

The settlement pattern within the parish area, apart from the three main areas mentioned earlier of Boughton Green, The Quarries and the linear development along roads connecting these scattered settlements together, also includes those further afield such as Cock Street and Wierton Street.

Boughton Green, centred as it is around a triangular green and related space shaped by the road system into and out of the area, is supposedly of 6<sup>th</sup> Century Jutish origin, and nearby Wierton ( Wigheres Farmstead ) is also a Jutish name. The actual green is the centre of gravity as a space of character for village activity, since most housing development is away from this focal point, and developed along Heath road, Green Lane and at Lewis Court and Haste Hill.

#### Article 4 Directions

The character of conservation areas can suffer significantly from the cumulative impact of "minor alterations" which can be carried out to single dwelling houses as "permitted development" under the General Planning and Development Order without the need for planning permission. Such alterations can include replacement windows and doors and re-roofing in inappropriate non-traditional materials.

The local Authority can seek to bring such minor alterations under planning control by the use of Directions under Article 4 of the General Planning and Development Order. A full Article 4 Direction requires the approval of the Secretary of State, but the Council can make an Article 4 (2) Direction within a conservation area without the need for such approval. An Article 4 (2) Direction can only relate to development fronting a highway, waterway or open space and is restricted to bringing under control specific forms of development within the curtilages of single dwelling houses.

There are no Article 4 Directions currently in force within Boughton Green Conservation Area.

## **II Historical Development**

### Archaeology

From the records available to be examined there is no evidence of pre-Iron Age settlement, although a Bronze Age brooch was found near Brishing Court quite a way from the Green in 1841.

However, just to the north-west of the Conservation Area lies the Scheduled Ancient Monument of Boughton Quarry Camp – this has been identified as an oppidum (a kind of proto-town) dating from the Late Pre-Roman Iron Age, when it would have been an important settlement and administrative centre. In common with other such sites in Britain, e.g. Camulodunum near Colchester, the central oppidum with its impressive earthwork defences encircling it was also protected by outlying linear earthworks which have been identified running for considerable distances to the north, south and east of Boughton Green. The area now forming the Conservation Area would have lain close to the central focus of the oppidum and within the outer defences, so the archaeological potential for the Iron Age and Roman period is high. There is evidence that in the wider area defining the setting of the Green, Boughton as a whole was part of a major Romano-British estate with the nearby ragstone quarries being first worked at this time. Ragstone was used in Roman times, as later, not only locally but also in London where the Roman city walls were built of it. Apart from studies of Boughton Quarry Camp no

further systematic archaeological exploration has taken place in the immediate vicinity of the Conservation Area.

### Development History

Historically the thickly wooded area on the edge of the Weald would have been left unaffected until the invading Jutes took over such Romano-British estates in the 6<sup>th</sup> Century A.D. It was at that time the gradual transformation of the natural landscape began.

Boughton derives its name from the Jutish times when a place name "boctun" could mean either "a farmstead situated in a clearing in a beech wood" or, " a farmstead granted by charter". Little is known of the settlement or its occupants until immediately prior to the Norman Conquest when "Boltone", as it had become, was held by a Saxon landowner named Alcuin from Godwin, Earl of Wessex and father of Harold, who was defeated and killed at Hastings in 1066.

By the time of the Domesday Book in 1086 "Boltone" was part of the estates presented by William the Conqueror to his half-brother Bishop Odo of Bayeux, whom he had made Earl of Kent. It was also a Norman Manor incorporated into the feudal system of government which the conqueror quickly crystallised after his victory at Hastings. Under this system the King, to whom all land belonged, distributed land among his barons or tenants-in-chief in return for their allegiance and for military service. The barons granted some of their manors in turn to knights on similar terms. When the King required it the knights accompanied their baron to fight for him. The unfree Jutish peasants or villeins, who went with the manor where they lived, had to work on their lord's demesne or home farm as well as performing other onerous services although in Kent these tended to be lighter than elsewhere. In return the villeins held land from their lord and could be virtually self-supporting.

Boltone's five villein families, representing perhaps 25 persons in all, shared 5 carucates of land and two acres of meadow. A carucate was the amount of land which could be worked by one plough team of eight oxen and support one family. There was also a church and woodland for the pannage of 20 hogs. The manor house of the Norman knight, Hugh, who held Boltone from Bishop Odo, was undoubtedly on the site of Boughton Monchelsea Place lying at a suitable distance from the Jutish hamlets at Wierton and Boughton Green. Its estate church and tithe barn in the Minsterland of Maidstone stood nearby. So too did the lord's park. When Bishop Odo was disgraced his lands returned to the Crown passing in the late 12<sup>th</sup> Century to the family of Montchensie, a Norman family from Mont Canisi in Calvados. By 1278 the parish was called Bocton Monchansy from which the name Boughton Monchelsea ultimately emerged.

The 12<sup>th</sup> and 13<sup>th</sup> Centuries undoubtedly saw the clearance of much of the residue of the natural landscape and the establishment of the medieval landscape, although as late as 1842, 562 acres or 25% of the parish remained wood and wasteland. This land reclamation enabled Boughton to enjoy much of the general prosperity experienced by the county as a whole in the late 15<sup>th</sup> and 16<sup>th</sup> Centuries. Kent's prosperity arose from its flourishing agriculture based upon pastoral farming, a favourable climate and fertile soils. In Boughton this prosperity is reflected in the many late 15<sup>th</sup> Century and 16<sup>th</sup> Century timber-framed buildings in the parish.

Agricultural prosperity was enhanced by the productivity of Boughton's quarries which remained a prolific source of ragstone until the 1930s.

By the 1720's Boughton farms were developing substantial numbers of hop gardens and orchards. As the 19<sup>th</sup> Century progressed Boughton's principal products became hops, fruit and corn for the Maidstone and London markets.

The 1842 Tithe Apportionment and the 1851 census returns paint a picture of Boughton at the beginning of the mid-Victorian era. The local community was dominated by a governing hierarchy of landowners and clergy with most working people being employed in agriculture or the quarrying industry; Woods Builders, whose yard was sited on the western side of The Green, was also a major employer. Other important occupations covered a number of crafts and trades including blacksmithing ( a forge stood adjacent to Forge House/ Cottages at the North-Eastern corner of The Green) and wheelwrighting (workshop on the West side of The Green). Boughton Green acquired a sub post office in the mid 1800s and a resident police sergeant by 1881. A significant change in education took place with the opening of the National School to the south of The Green on Heath Road in 1850 as a successor to the Sunday School and three day schools. Despite the proximity of Maidstone and its importance as a market for agricultural produce, a visit to it was rare for most people and the village remained fairly self-sufficient. Only later, with an improving rural bus service enabling parishioners to make weekly visits to the town market, cinema and other entertainments, did Maidstone assume a more important role for most villagers. However, Boughton still held onto and developed a wide range of foodshops and stores until well into the 20<sup>th</sup> Century. The social revolution as a result of the invention and rapid development and use of the motor car; the development of rail links with London; the spread of housing into Maidstone's rural hinterland; and changes in local agriculture all resulted in alterations in the local economy and social structure of the parish.

In the wider village area there was little growth in the population during the 19<sup>th</sup> to the mid-20<sup>th</sup> Centuries, but during the decade 1961-1971 the village population grew rapidly due to the development of the two housing estates, Lewis Court Drive and Haste Hill Close, close to the Green. However, despite this growth in development away from the Green the evolved development around the Green itself has more or less remained the same for a hundred years with one or two exceptions where infilling has occurred with modern buildings amongst a relatively wide range of buildings of historic interest set in the main in fairly spacious gardens.

The Boughton Green area is defined by the intersection of three roads within which is the historic green the Southern part of which, as far back as 1875, is a well-treed

area containing two dwellings and their gardens, one of which in the South-West is now a Grade II Listed Building. The three roads around the green are, firstly, Green Lane along the South end, secondly, a Northern extension of Church Street which connects the area to the B2163, namely, Heath Road, (the main East-West Road bisecting the whole parish area) and which is more or less on a South to North alignment until it veers to the North-West beyond the area at its Northern most boundary point and, thirdly, an extension of Haste Hill Road which gently bends round to the North-East en route to connecting with Green Lane, before it turns down through the Green area at the South end of the whole area, eventually connecting up with Beresfords Hill, leading to the 'Quarries' area approximately ½ kilometre away to the North-East. These three roads are to be seen on all the historic maps, Nos.5, 6, 7, 8 and 9 appended, extracted from the Ordnance Survey mapping archives over five periods; 1875-95, 1896-98, 1908, 1936-46 and, finally, post 1945 and which clearly define the triangular space that characterises and which is in effect the visual and physical central form of the area. However, the "Green" is not as large as it most probably was pre-1875 because of the use of the Southern and larger area of this overall triangular shape space as residential use with two dwellings and their associated large gardens, both facing Green Street, but with land between them and to the North as open space or at least it appears to be from the historic plans studied in this appraisal. The actual "Green" focal space is very much a small triangularly shaped space which from 1936 to 1945 was bordered at the South

end by a narrow road connecting Church Road to Haste Hill Road. This connection did not exist up to 1936 and indeed today is simply a footpath. Nevertheless, since 1945 that space as subsequently been re-arranged to provide a Southern extension of the triangular green up to more tightly defined gardens associated with the two dwellings, namely "Old Cottage" in the South-West corner and "Walnut Tree Cottage" in the South-East corner, giving a greater prominence of the green space at the centre of the area. "Old Cottage" is a Listed Building dating from the early 18<sup>th</sup> Century, whereas "Walnut Tree Cottage" is a later 19<sup>th</sup> Century addition which in its simple linear form and single storey nature is typical of a squatter's cottage – both these buildings presumably represent encroachments on to the common land of The Green.

The land around the buildings within the designated area ( and there are in total 39 of these of varying forms and functions ) to the North-West, North, North-East and East is open farmland. Further to the North-East is the scheduled ancient monument of Boughton Quarry Camp. All this area densely wooded in the past is still well-treed and forms an integral part of the overall setting of the area.

At one time consideration was given to extending the designated area to include these setting-areas, but discounted on the basis that they were already protected by other planning controls.

There are seven buildings of historic significance around the green of varying size, style and character, all Listed Grade II, namely, Lime Tree Cottage, Old Cottage, The Old Farmhouse, Oak Tree Cottage and Oak Cottage, The Old House and, finally, Laburnham Cottage, mainly of 16<sup>th</sup> Century age and, in the main, of fairly similar timber-framed origin. Four of these buildings are in a group in the North-East of the area with the Oak Tree Cottage and Oak Cottage at one time formerly a public house. The only other public house in the area was the Albion Public House, just outside the conservation area at the cross-roads of Green Lane and Church Street which dates back to 1875 or earlier in the 19<sup>th</sup> Century. Although not a Listed Building and currently not included in the conservation area, this is an attractive building important to the character of the area, as are other buildings in the vicinity namely, the cottages across Church Street to the West or some of the buildings on the East side along Church Street to the South, which were also excluded from the Conservation Area when designated 37 years ago.

### **III Character Appraisal**

#### **General Townscape Character**

The key characteristic of this relatively small conservation area is the triangular shaped green bordered to east and west by two roads passing through the area to the Northern apex of the space where the roads join together and disappear around the last building in the whole area on the West side. Although not a building of special historic or architectural value, this is nevertheless an anchor building of substance and local character as the photographs Nos.1, 2 and 3 from various vantage points as appended illustrate; photograph No.1 shows the building with its white weatherboarding upper storey and the catslide roof at the rear over a later day rear extension reinforcing the prominence of this building. Closer to the corner to the left of the large tree that defines the overriding green character of that corner looking at it from the south, this building clearly acts as a visual stop to the area. In fact, although this is one building it is two dwellings, namely, "Bernell" and "Ragstone Ridge" as Map No.1 illustrates.

The converse situation is revealed in photograph No.3 looking south from the corner with the anchor building framing the skyline on the right-hand side. That view is important since it offers probably the best view of the totality of the green with its abundance of large mature trees set into the well-cared-for and manicured grassed area, reinforced as



a key visual characteristic by the wide grassed verge on the East side of Church Street as it curves round and through this central space towards the junction out of view with Green Lane on the Southern boundary of the area.

The other prominent characteristic of the area is the combination of the shape and gentle groundfall from South to North through the central green space (a fall of approximately 4.2 metres) and the abundance of mature trees and huge hedges intermixed with buildings, many partially or almost hidden behind this bold greenery ( see photographs Nos.4,5,6,7 and 8 appended ).

A further characteristic, reasonably constant throughout the area, is the use of ragstone boundary walling, in the main, of low height intermixed with not only low hedges, but with the intervention of brick and metal railing boundary details ( such as illustrated in photograph No.9 appended ) - a boundary solution that, while not fully appropriate to the character of the area, fits in primarily because it is seen against the more modern streetscape building it is partly attached to, namely, "Mira Flores" along the North side of Green Lane to the East of the Albion Public House ( photograph No.10 appended ).

In the main, practically all the buildings in the area are houses and their associated outbuildings such as sheds and garages. However, in the extreme South-West corner, close to where Green Lane joins up with Haste Hill Road before it gently descends round towards the centre of the green opposite "The Old Cottage", is Cart Lodge Oast, presumably, from a study of the early 1875 Ordnance Map of the area, part of the "Old Farmhouse" farm complex. This Oast with its square kiln, but with rounded corners and to the side of the original stowage element is now converted into a dwelling, but it still retains its general rural farm building character. This building and the two other attached buildings on the South side is bisected by the conservation area boundary line which interestingly also excludes most of the rear residential garden space behind the Cart Lodge Oast and so too is some 12 metres or so of the field at the rear of the buildings between the Oast dwelling and the "Old Farmhouse" although by 1945, there is evidence of that strip of land being fenced off ( an illustration of the Oast dwelling and the nearby building not within the conservation area is appended - photograph No.11 ). In appraising the area's character to see where possible boundary changes might be appropriate subject to further study, in addition to the Albion Public House and other buildings adjacent to it ( see photograph No.23 appended ), consideration could also be given to extending the boundary line to the South side of Green Lane to include the widening of Green Lane as it links up with Haste Hill Road in front of Bocton House to include numbers 3 and 4 Haste Hill Road, given their visual integration with the Oast House dwelling and its southern neighbour ( see photograph No.12 appended ). In this way the two entrances to the area on the South side can be better protected. This idea will be the subject of further consideration as part of the production of a Conservation Area Management Plan for the area.

In the past the residents in the wider village area were able to sustain Boughton as a self-sufficient community which records of 1847 indicate included a wide range of facilities were available such as 4 beer houses, 3 blacksmiths, 3 boot and shoe makers, 16 farmers, 6 shopkeepers and 2 stonemasons. In contrast, in recent times in the Boughton Green area only the local public house remains. The only building that shows definite evidence of its shop origin is Lime Tree House at the North corner of the junction between Green Lane and Church Street, which from 1875, had attached to it, the local post office and shop ( photograph 5 appended shows the building now partly a hairdressers establishment). Surprisingly, this ragstone faced building attached as it is to Lime Tree Cottages which are Listed Grade II, is not Listed in its own right. However, being within the designated conservation area and attached to a Listed Building, it is of sufficient interest and character to merit special protection.

Finally, from the standpoint of land use as a primary contributing characteristic, apart from the seven Listed Buildings out of a total of thirty-nine buildings distributed in varying locations throughout the area, the predominant land use is the village green. (see photograph No.14 appended taken from the entry of Haste Hill Road into the area from the South-West which shows how this well-treed space dominates the area ).Car parking around the fringes of The Green can detract from its character at times.

The dominant land use in the setting around most of the area to the North, North-West, North-East and East is farmland and woodland, and apart from entering the area along Green Lane from the East ( see photograph No.15 appended ) little visual contact is maintained between the Conservation Area and its setting.

Approaching the area from the North along Beresford Hill with its leafy,rural character bordering both sides of the road,arrival at the sharp bend in the road at the junction with Church Street ( see photographs Nos.16 and 17 appended ), reveals a mystery view of the Conservation Area. This is probably the most visually satisfying approach route to the area in that it is not until one rounds the bend to enter the area as photograph No.3 clearly illustrates, that one becomes aware of what a special place this is.

### Detailed Analysis and Description

A detailed description of all buildings and sites within the Conservation Area follows. These descriptions are based on examination from the road and historic map analysis. Buildings have not been examined internally or from non-public viewpoints.

Buildings and structures have been assessed according to their value to the character of the conservation area. They have been graded as follows :

- Essential – buildings which because of their high historic or architectural interest or townscape function must be retained.
- Positive – buildings which make a positive contribution to the character and interest of the conservation area and whose retention should be encouraged wherever possible. Some buildings in this grade may have suffered from unsympathetic alteration but could be restored to their original appearance relatively easily.
- Neutral - buildings which do not harm the character of the area, but whose retention is not necessary.
- Negative - buildings which harm the area’s character and where redevelopment would be advantageous.

### **The Green**

The Green forms the heart of the Conservation Area where the road layout forms a right-angled triangle within which the predominant character is of open space with grass and trees. Only the two dwellings encroaching on the southern side and the small ragstone building and electricity sub-station near the centre of the eastern side interrupt this openness. Around The Green development is arranged in an informal manner with no rigid building line – some buildings front directly on to the road whilst others are set back by varying distances or even behind other buildings. In some places boundary features make important contributions to the character and definition of the space – for example, the ragstone wall in front of Chestnut House and Bramley House or the pleached *Leylandii* hedge at Lime Tree Cottage. Formerly a practical space providing common grazing, the village pond, etcetera, The Green now has a more manicured appearance and is maintained as a public amenity space.

Progressing around The Green from its northern apex, individual buildings can be described and assessed as follows.

a) East Side.

Forge House and Forge Cottages

Building Status: Unlisted

Description/comment: Buildings formerly associated with the adjacent smithy (removed prior to 1936) and extant in 1875. An L-shaped complex. Forge House is two-storeyed and projects forward with a tile-hung gable facing the road. Forge Cottages run parallel to the road and comprise a formerly single storey building under a half-hipped roof now converted to dwellings with rooms in the roof space lit by two inserted wide gabled dormers. Side lean-to to Forge House with a large modern flat-roofed dormer; front wall has jettied first floor; large modern box dormer to north side. Ground floor walls rendered and painted white. Irregular fenestration, mostly modern in character. Roofs of Kent Pegtiles. This building is possibly of some considerable age but modern alterations to the exterior make it hard to interpret.

These buildings are very well screened from the Beresfords Hill approach by mature trees and shrubs important to the character of the Conservation Area. Another important feature is the front ragstone boundary wall and the grass verge between it and the road.

Value to Character: Positive.

Cherry Trees, Chestnut House and Bramley House.

Building Status: Unlisted

Description/comment: Three post-1945 dwellings. Cherrytrees is a bungalow partly occupying the site of the forge; Chestnut House and Bramley House are more modern two storeyed houses. Most of this site was an orchard prior to development with the present buildings. All are in red brick; Cherrytrees and Chestnut House have plain tile roofs; Bramley House has concrete pantiles. Chestnut House and Bramley House have unauthentic neo-Georgian detailing.

Front boundary ragstone walls pre-date these houses and are important features of the Conservation Area.

Value to Character: Houses – Neutral  
Ragstone Walls – Essential

Lime Tree House

Building Status: Unlisted

Description/comment: Sited close to the road and therefore important to the definition of the edge of The Green. A 2 storey 19<sup>th</sup> Century house of ragstone with red brick dressings to openings and a plain tile roof. Sash windows with glazing bars intact. Central door under gabled tiled canopy. Attached two storey addition to right in matching materials, also of 19<sup>th</sup> Century date, has shopfront under pentice roof.

Value to Character: Essential.

Lime Tree Cottage

Building Status: Listed Grade II.

Description/comment: A building probably of 16<sup>th</sup> Century origins but with alterations of the early 17<sup>th</sup> Century and later. Timber framed – frame exposed at ground floor with painted brick infill, clad in banded plain and fishscale tiles to first floor. Kent peg-tile roof with hip to north end and jettied half-hip to south. Continuous jetty on solid-spandrel brackets to west elevation. Central ridge stack and gable-end stack to north end. Irregular fenestration includes some ovolo moulded mullion windows. Boarded door in 20<sup>th</sup> Century porch towards south end. Short rear wing to north end and lean-to to east elevation. The pleached leylandii hedge forming the boundary to the street on the junction of The Green and Green Lane is an important feature giving a sense of enclosure on this corner.

Value to Character: Essential.

#### Garage/store building on The Green

Building Status: Unlisted.

Description/comment: This small single storey ragstone building under a slate roof is situated opposite Lime Tree House in the middle of The Green itself. Whilst not of any architectural significance, this building was erected in the 1830s as a soup kitchen to provide meals for the local poor. It is a very rare survival of such a building and is important to the historic character and interest of the Conservation Area.

Value to Character: Essential.

#### b) South Side

##### Walnut Tree Cottage.

Building Status: Unlisted.

Description/comment: Single storey 19<sup>th</sup> Century building in yellow stock brick under clay tile roof. Linear in form, but roof has three different ridge heights – the lowest, central section probably represents the original building. Modern extension to rear under separate roof. Timber casement windows. An interesting example, probably, of a squatter's cottage erected on The Green. Prominently-sited and important to the townscape.

Value to Character: Positive.

##### The Old Cottage

Building Status: Listed Grade II.

Description/comment: An earlier encroachment onto The Green than Walnut Tree Cottage, possibly dating from 1739. Timber-framed with ground floor rendered and first floor tile-hung. Ragstone plinth. Gabled Kent peg-tile roof. Large projecting red and grey brick stack to west gable end. Irregular fenestration of timber casements. Ribbed door to left of centre of south elevation. Rear lean-to and 2-storey later 19<sup>th</sup> Century rear wing to west end, extended in late 20<sup>th</sup> Century.

Value to Character: Essential.

#### c) West Side

##### Cart Lodge Oast/ Kiln Cottages.

Building Status: Unlisted

Description/comment: A complex of 19<sup>th</sup> Century buildings arranged around a courtyard all extant by 1876. At present part of Cart Lodge Oast lies outside the conservation area boundary.

Cart Lodge Oast is mainly an L-shaped building of red brick with a shallow-pitched slate roof with a white weatherboarded gable facing the street on the wing which runs forward to terminate at the road boundary. Converted to dwellings with modern fenestration. There is also a square oast kiln with rounded corners of yellow stock brick with a slate roof in the angle with Kiln Cottages.

Kiln Cottages forms the northern arm of the courtyard and again projects forward to the edge of the road. Front section has red brick ground floor with black weatherboarding above under a gabled slate roof; an addition parallel to the road at the north end has a cart entrance at ground floor level. Rear section of building comprises two square red brick kilns with slate roofs. Casement windows with glazing bars.

This is a complex group of buildings which may always have been multi-functional. Whilst the primary use may have been as an oast or maltings, part at least of this site was used by Woods Builders in the 19<sup>th</sup> Century.

Value to Character: Essential.

#### De Witt Floors Building.

Building Status; Unlisted.

Description/comment: This building complex comprises of two parts – a large modern flat-roofed workshop and store building to the south, partially projecting towards the road but at a lower level than the carriageway, and an older 2-storey office section (rendered under a tiled roof) which is well set back and partially runs behind the adjacent property (The Old Farmhouse). Well-screened on the north side by tall evergreen trees and shrubs. These buildings are not of any architectural merit but contribute to the functional character of the area in contrast to the predominant residential land-use. Formerly a garage, and before that again part of the 19<sup>th</sup> Century Woods Builders Yard.

Value to Character: Workshop/store: Negative.  
Office: Neutral.

#### The Old Farmhouse

Building Status: Listed Grade II.

Description/comment: Built as one house in the 16<sup>th</sup> Century, subdivided into three dwellings by 1876 but now returned to a single unit. The largest house in the Conservation Area with a bold frontage overlooking The Green. Timber-framed and rendered. Gabled Kent peg-tile roof. Lobby entry plan with large 17<sup>th</sup> Century addition to north end and rear. Multiple brick stack in front slope of roof central to original building, and another ridge stack to north gable end. 3 small hipped dormers. Irregular fenestration of 8 small wooden casements. Boarded door under open porch towards north end; blocked doorway under original stack. Rendered two-storey lean-to to south end. 2-storeyed rear wing towards north end with weatherboarded first floor. Rear lean-to to main range.

Value to Character: Essential.

#### Building between The Old Farmhouse and Oak Tree Cottage

Building Status: Unlisted

Description/comment: The front section appears to be shown on the 1876 Ordnance Survey Map, but if this is the same building it has been heavily remodelled/ rebuilt in the 20<sup>th</sup> Century. Ground floor in brown brick with large garage doors occupying most of frontage. Tiled mansard roof above. A very bulky and dominant building which challenges the integrity of the setting of the Listed Buildings either side of it.

Value to Character: Negative.

#### Oak Tree Cottage/ Oak Cottage

Building Status: Listed Grade II.

Description/comment: Formerly a public house, now two houses. 16<sup>th</sup> Century or earlier, with later additions and 19<sup>th</sup> Century façade. Timber framed. Ground floor in red

brick in Flemish Bond, first floor weatherboarded. Kent peg-tile roof, hipped to south, gabled to north. Multiple brick stack in front slope of roof towards south end and brick ridge stack towards north end. Irregular fenestration of timber casements. Ribbed door in gabled red brick porch under southern stack (to Oak Tree Cottage) and ribbed door to north of north stack (to Oak Cottage).

Value to character: Essential.

#### Misty Cottage/ Caroline Cottage

Building Status: Unlisted.

Description/comment: Probably mid 19<sup>th</sup> Century. A single storey building situated very close to the road line. White rendered under a gabled tiled roof. Mullioned and transomed casement windows with glazing bars. Caroline Cottage is a small 2-storey addition to the rear north-west end of the main building.

Value to Character: Positive

#### The Old House

Building Status: Listed Grade II.

Description/comment: 16<sup>th</sup> Century or earlier with early 17<sup>th</sup> Century alterations and additions. Exposed timber framing with plaster infill. Kent peg-tile roof. Possibly an open-hall house with a storeyed cross-wing to south end – a similar storeyed end may have been lost from the north end. Hall range gabled, cross-wing gabled to front. Hall range given continuous jetty in early 17<sup>th</sup> Century. Multiple brick stack towards north end possibly inserted 1734. Irregular fenestration of leaded casements. Ribbed door to central bay. The house is well set back from the road and only glimpsed from it, giving it a rather secret character.

Value to Character: Essential.

#### Ragstone Ridge and Berrnell

Building Status: Unlisted.

Description/comment: A 19<sup>th</sup> Century building (pre 1876). Ground floor red brick, first floor white weatherboarding. 2 storeys under a plain tile roof with quarter hips. Later

brick single storey addition to north end. Two storey rear extension with tiled roof and hipped dormers. Fenestration of multi-paned casements. The building acts as a pivot where The Green bends sharply into Beresfords Hill and it acts as a kind of gatehouse to the conservation area and is a prominent feature of the street scene.

Value to Character: Essential.

### Green Lane

Green Lane leads eastwards from the south-eastern corner of The Green. It is a straight road which gives a hint of relatively open countryside beyond the conservation area.

Only the first few properties on the northern side of the road are included within the Conservation Area, despite the fact that The Albion Inn (an attractive building of early 19<sup>th</sup> Century date) forms a strong feature defining the street corner on the south side and is prominent in views from The Green. On the north side, beyond the Conservation Area boundary, the low ragstone wall forming the highway boundary to the grounds of Lyewood forms an attractive feature in views out of the area; unfortunately the modern suburban housing of Cherry View on the south side does not make the same contribution.

### Miraflores

Building Status: Unlisted.

Description/comment: This modest building probably dates from circa 1840 but has been extensively altered. Red brick under a tiled hipped roof with a single storey lean-to addition in matching materials to the front which extends to the highway boundary. Modern UPVC windows and door.

Value to Character: Positive.

### 1 and 2 Green Lane Cottages

Building Status: Unlisted.

Description/comment: Built up to highway edge. Erected circa 1895-1900. A building of tall and imposing proportions. yellow stock brick with red brick quoining. Steep clay-tiled gabled roof with decorative ridge cresting and two gabled dormers with ornate bargeboards. Most original sashes replaced within original openings but one original survives at first floor of No.2. UPVC doors are unfortunate modern alterations.

Value to Character: Positive.

### Laburnum Cottage

Building Status: Listed Grade II

Description/comment: Early 17<sup>th</sup> Century or earlier (probably 15<sup>th</sup> Century) Timber framed clad in weatherboarding. Gable end jetty underbuilt in yellow stock brick. Hipped Kent peg-tile roof with gablets. Brick ridge stack to west of centre, later gable end stack to west end. Irregular fenestration of timber casements with single horizontal glazing bar. Boarded door with flat bracketed hood under stack. This important building is unfortunately not in the best decorative repair externally, and the rather unkempt front garden also detracts from its setting and the character of the Conservation Area.

Value to Character: Essential.

## **IV Conclusion**

The conservation area is a perfect example of space dominating an area rather than buildings and in this particular case despite the fact that all the buildings of special historic or architectural interest are designated as having group value. The overriding character of the area is the central and well treed green space coupled with and visually linked up with the surrounding matured trees, hedges and grass verges (see analysis Map 5 appended ).

As regards the built form, however, since the buildings do play a part in the overall character, a concern is with the need now to deal with pressures associated with energy conservation such as the introduction of double glazing into buildings of historic value, especially unlisted buildings, which points to the need for an article IV direction to be considered.

Studies carried out in connection with the historical development of the area and with the village appraisal suggest that there may be justification to extend the area, for example a change in the boundary along Green Lane to include the Lane itself, thereby adding an extra degree of control over the boundary treatment of the properties along that southern stretch of road and to broaden out the boundary to include the Albion Public House and its curtilage area, thereby protecting its visual character and function which is quite prominent as photograph No.17 appended clearly shows.

The area along Church Street to the South does contain some buildings of special architectural and historic value, one at least dated 1804. This area needs serious consideration for inclusion into the designated area even though some properties over the years have been altered and although not particularly of a special character, do have local historic value. ( See photograph No.27 appended). Two buildings in particular on the East side ( see photograph No.28) are in ragstone and sit prominently in the street setting. Across the road from these houses is another ragstone house of value ( photograph No.79 ). The delineation of these extra areas is shown on plan No.1 appended. Closer to the public house are two brick-faced buildings in Flemish bond with dark headers ( photographs Nos.30 and 31 ). All these buildings are dated late 1800s and have distinctive architectural detailing and are certainly of historic value worthy of protection, either as being designated of local list value or collectively an extension of the conservation area.

The detailed street and building analysis carried out in Section III of this conservation area appraisal provides a basis for considering future proposals for redevelopment or alterations. Those buildings or sites which are assessed as "essential" or "positive" will not be considered appropriate for redevelopment, proposals for redevelopment of "neutral" sites will need to provide an enhancement over the existing situation and the redevelopment of sites/buildings as "negative" will be positively encouraged wherever possible.

It will be important to ensure that where redevelopment is appropriate in principle that it is of suitable form, scale and quality. Buildings should be of no more than two storeys, they should respect established building lines but not ignore the informality of layout which exists in places; they should utilise good quality materials which reflect those currently predominant ( red or yellow stock bricks; Kent peg tiles; some slate and horizontal white weatherboarding and, importantly, ragstone), and be all of a high architectural standard. In order to achieve an appropriate form of development it may prove necessary to consider the relaxation of normal planning standards in some instances.



Where significant trees exist within the conservation area it will be important to seek their retention – this is particularly the case with trees in the green which have an especially important role in character of the area.

Within the conservation area it is necessary for 6 weeks' notice in writing to be given of any proposed works to trees with a trunk diameter greater than 75mm measured at a height of 1.5 metres above ground level. In the case of any sites coming forward for redevelopment the Council will require tree surveys, assessments and protection measures to be submitted with any planning application wherever trees are present. Where expedient it will seek to protect suitable trees by the making of Tree Preservation Orders. In relation to significant trees existing within the conservation area it will be important to seek their retention or replacement if appropriate.

As mentioned earlier, often in the past a cause of loss of character has not been redevelopment but the cumulative impact of individually relatively minor alterations ( e.g. replacement windows, loss of porches/door-cases, changes of roofing materials, loss of garden, walls or hedges ) which has resulted in the loss of original character. These processes are slowed down by conservation area designation, but the making of an Article 4 Direction would give the Council greater powers to prevent such alterations.

Essentially, therefore, it will be important to preserve minor features which contribute to the character of the Conservation Area and give local distinctiveness. For example, enamelled nameplates usually mounted on buildings, boundary walls, building signs and similar details. In carrying out this Appraisal a number of areas for investigation regarding the enhancement of the conservation area in any management plan should include :-

- i) Improvement to paving surfaces.
- ii) A programme of re-instatement of original features/details, especially windows and doors.
- iii) The removal of overhead cabling where feasible
- iv) Improvements/rationalisation of road traffic signage and street lighting.
- v) Seeking a less formal treatment for the open space of The Green itself.

## MAP APPENDIX

MAP 1	BOUGHTON GREEN CONSERVATION AREA
MAP 2	COUNTY OF KENT 1769 MAP EXTRACT
MAP 3	BOUGHTON GREEN ROAD SYSTEM
MAP 4	BOUGHTON GREEN SETTING
MAP 5	BOUGHTON GREEN CHARACTER ANALYSIS
MAP 6	HISTORIC DEVELOPMENT 1876 – 1895
MAP 7	HISTORIC DEVELOPMENT 1896 – 1908
MAP 8	HISTORIC DEVELOPMENT 1908
MAP 9	HISTORIC DEVELOPMENT 1936 – 1946
MAP 10	HISTORIC DEVELOPMENT POST 1945
MAP 11	LISTED BUILDINGS
MAP 12	QUALITY OF BUILDINGS
MAP 13	AGE OF BUILDINGS